Project Name
155 WYN Way
Watauga County PIN: 2901-81-6198-000

Project Narrative

The Town of Boone is submitting a Conditional District (CD) Zoning Map Amendment application requesting to rezone 155 WYN Way from R1A Single Family with Accessory Dwelling and R1 Single-Family Residential to Conditional District R1 Single-Family Residential.

This Conditional District request consists of a site-specific development proposal to allow the Town of Boone to use the property for governmental and community-serving purposes. The property is currently split zoned R1 and R1A. The Town is requesting this rezoning to allow the following governmental uses: 5.02 Government Neighborhood Cultural Facility-Indoor Activity Only, 5.07 Event Venue, Category 1, 5.16 Government Facility, 13.01 Community Garden, and A-29 Accessory Electric Vehicle Charging. Rather than rezoning the property to a nonresidential zoning district, the request is to maintain the status quo of the underlying zoning of the property while, by means of a site-specific Conditional District, allowing limited government uses similar to the past uses of the property by WYN and in harmony with the surrounding residential uses.

If approved, the request would allow adaptive reuse of the existing structure on the property for uses such as Town offices, meeting and training spaces, public meeting rooms, community gathering areas, educational programming, cultural exhibits, and small-scale community events. The facility could also accommodate partnerships with community organizations, public workshops, civic engagement activities, and other functions that support the delivery of municipal services and enhance the quality of life for Boone residents.

Pre-Application Meeting

Pursuant to UDO Subsection 9.09.02(A), the required pre-application meeting was held on September 23, 2026 with Jane Shook, Director of Planning and Inspections.

Neighborhood Meeting

Please see below for information on the neighborhood meeting required pursuant to UDO Subsection 9.09.02(B).

Meeting Information:	
Date & Time:	Monday, October 19, 2026; 5 p.m.
Location:	155 WYN Way
Mailed Notice:	
Date Mailed:	September 24, 2026
Notice Info:	Notice and address list attached
Meeting Details:	
Applicant Representatives:	• Mayor Dalton George • Council Member Anitra Ball • Council Member Virginia Roseman • Council Member Adrian Tait
Minutes:	Attached

Proposed Uses

List all requested principal, accessory, and temporary uses from UDO Appendix B, Sections B1.01-B1.03.

1. 5.02 Government Neighborhood Cultural Facility, Indoor Activity Only

   A government cultural facility which does not exceed 5,000 square feet. A government cultural facility is a building owned or operated by a government entity in which objects of interest or performances in the fine arts, humanities, or sciences are displayed, preserved or presented for exhibition or education of the general public.

2. 5.07 Event Venue, Category 1

   A facility for meetings and gatherings, such as reunions, weddings, conventions, anniversaries, and other similar ceremonies take place within fully enclosed buildings.

3. 5.16 Government Facility

   A building, structure, or use of land, excluding the other uses specifically listed in Government Uses 5.0, operated by a governmental entity that is used to provide government services such as administration of a political subdivision of the State, or centralized operations of cultural resources, fire protection, law enforcement, planning and zoning, public utilities, or public works.

4. 13.01 Community Garden

   Areas of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food ornamental crops, such as flowers, for personal or group use, consumption or donation.

   15.29.01 A community garden must meet the parking requirements of Article 24 but must provide no fewer than two (2) off-street parking spaces.

   15.29.02 A five foot (5') undisturbed buffer shall be provided along the perimeter of the cultivated area.

   15.29.03 In low density residential districts, users are restricted to residents within a ¼ mile of the community garden.

   15.29.04 A community garden shall be placed or designed to minimize impacts to adjacent properties, including run-off of water and chemicals.

5. A-29 Accessory Vehicle Charging

   15.65 Electric Vehicle Charging Stations, Accessory (A-29)

   A. General Requirements

      1. An electric vehicle charging station shall only be installed in standard-size parking space(s).
      2. Every electric vehicle charging station and associated parking space(s) shall be installed outside of the public right-of-way.
      3. Wheel stops, bollards, or other barriers shall be placed between the electric vehicle charging space and the equipment unless the equipment is designed to be impact resistant. Alternatively, there shall be a minimum distance of two (2) feet between the curb and the electric vehicle charging equipment.

a. The installation of an electric vehicle charging station and any protective measures shall not reduce the size of the parking space.

b. Any cords shall be retractable or have a place to hang the connector and cord sufficiently out of the electric vehicle charging space.

c. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.

4. Electric vehicle charging station equipment may encroach 20% into any required landscape buffer provided the equipment shall be placed outside of the critical root zone for any tree.

5. The costs associated with the installation of an electric vehicle charging station shall not trigger compliance with or otherwise be counted in the calculations set forth at Subsection 7.05.02.

B. Electric Vehicle Charging Stations (Accessory Use, A-29) installed as accessory uses are exempt from any appearance, landscaping, or stormwater requirement.

Requested Deviations

List all requested deviations by Section/Subsection. For each requested deviation, please provide an explanation of the deviation and how the requested deviation would result in a development that is equal to or exceeds the quality and intent of the requested zoning district's established standards while remaining in alignment with adopted plans or other development goals of the town.

1. Deviation (1): Deviation to allow the following uses within the Conditional District R1 Single-Family residential zoning 5.07 Event Venue, Category 1 and Use 5.16 Government Facility.

i. UDO subsection from which deviation is requested:

UDO subsection 14.05.02 R1 Permissible Uses

ii. Applicable standard from which deviation is requested (describe):

Pursuant to Table 14.05.02, R1 Permissible Uses:

Uses 13.01 Community Garden and A-29 Accessory Electric-Vehicle Charging Station are allowed by right in the R1 zoning district, provided that the uses meet the normal requirements of the Ordinance plus the additional requirements designed to address the specific impacts of the use (see details in section above).

Use 5.01 Neighborhood Cultural Facility, Indoor Activity Only is permissible in the R1 Single-Family zoning district through the Conditional District approval.

However, Use 5.07 Event Venue, Category 1 and Use 5.16 Government Facility are not identified as permissible uses within the R1 district. The requested deviation is limited to the allowance of these uses while retaining the property's underlying R-1 zoning classification.

iii. Nature/extent of the requested deviation:

The requested deviation from the permitted use standards is limited to the allowance of these site-specific governmental uses within the existing structure and site development. No deviation is requested from the underlying R1 zoning classification. Rather than rezoning the property to a nonresidential zoning district, the request is intended to maintain the existing residential zoning of the surrounding area while allowing limited government

uses through a site-specific Conditional District. Additionally, the proposed uses would provide flexibility for the Town to adaptively reuse the existing building as a public asset while preserving opportunities for community access and engagement.

iv. Explanation of compatibility/consistency with the UDO and applicable plans:

The requested deviation is consistent with the intent of the UDO and the vision, planning principles, goals, and policies within Boone Next. The request is an adaptive reuse of an exiting building for governmental purposes that also will serve the community while maintaining the property's underlying zoning designation and preserving compatibility with the surrounding neighborhood.

The request is in alignment with Planning Principle 1 by reinvesting in existing developed site rather than new construction and Planning Principle 11 by preserving and enhancing a vacant space to meet the needs of the community.

The request is also consistent with Policy 1.3.4, Encourage Reuse and Rehabilitation Support and encourage adaptive reuse and rehabilitation of existing homes and buildings and Policy 4.4.1, Promote Use of Existing Resources Promote infill, redevelopment, and adaptive use as a way to maximize use of existing services, infrastructure, and utilities.

Further the request supports Boone's Next's Government and Public Services Goal 4.2 High-Quality Public Services and Facilities that states Boone will provide high-quality public services and facilities that meet the needs of all Boone residents.

Mitigation of Impacts

For properties within 300 feet of any residentially zoned area, specify how the development is designed to effectively mitigate potential impacts. Address the following, at a minimum: noise, lighting, traffic, environmental concerns, and any other potential adverse effects based on site characteristics.

The proposed use of the property is intended to serve municipal and community related functions. These activities are generally compatible with the neighboring residential uses and are expected to operate in a manner that supports public service delivery while maintaining community character. The property has historically accommodated community-oriented activities, including the Watauga Youth Network, and the proposed uses are similar in nature. The request involves the adaptive reuse of an existing Town owned facility and is not anticipated to create significant adverse impacts related to noise, lighting, traffic, or environmental concerns.

Additionally, the property will remain under Town ownership and is subject to ongoing public oversight and accountability, which provides an additional mechanism to ensure compatibility with surrounding properties and responsiveness to community concerns.

Conditions

Describe in detail any conditions (e.g., limitations of activities or operations, extra mitigation efforts, inclusion of affordable or workforce housing units, etc.) that the applicant is voluntarily offering as part of this application.

1.

Affidavit

Attached. NOTE: The attached Affidavit is required for submission. In the event the proposal is ultimately approved, an additional and more detailed Affidavit memorializing all matters agreed by the applicant as conditions for approval will be required, and this Affidavit will be filed as an attachment to the CD Order of approval.

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

AFFIDAVIT OF ACCEPTANCE OF CONDITIONS

TOWN OF BOONE CONDITIONAL DISTRICT ZONING MAP AMENDMENT

The Affiants, having been first duly sworn now depose and say:

1. My name is William Henry Perkins. I am over eighteen years of age. I am competent to make this Affidavit and I have personal knowledge of the facts stated herein, and such facts are true and correct.

2. I am duly authorized to execute and deliver this affidavit and otherwise act in connection with its above-referenced rezoning application (the Application") to the Town of Boone (the "Town") for the property located on 155 WYN Way, Watauga County PIN: 2901-81-6198-000 (the Property").

3. This affidavit is submitted pursuant to Town of Boone Unified Development Ordinance Subsection 9.09.02(C), for the purpose of the Applicant acknowledging the following:

    a. All zoning conditions are voluntarily proposed based solely on the applicant's independent judgment; and

    b. The applicant is not relying on any statements from Town staff, Council, or Planning Commission members regarding zoning conditions; and

    c. Other interested parties in the rezoning process may rely on the validity of the proposed development proposal including any agreed upon conditions; and

    d. All future property owners will be bound by the proposed development approval, including any agreed upon conditions and any commitments or representations made by the applicant.

Further Affiant sayeth not, this the 28th day of October, 2026.

William Henry Perkins, Interim Town Manager

[NOTARY ON FOLLOWING PAGE]

STATE OF NORTH CAROLINA

WATAUGA COUNTY

I certify that William Henry Perkins personally came before me this day and acknowledged that he is the Interim Town Manager of the Town of Boone, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 28th day of October, 2026.

(Official Stamp or Seal)

_____

Notary Public

_____

Printed Name of Notary Public

My Commission Expires: _____